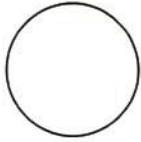


11721 WOODMORE ROAD, SUITE 200
MITCHELLVILLE, MD 20721

TELEPHONE: 301-430-2000

FAX: 301-430-2001

E-MAIL: bendyer@bendyer.com



BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners

April 4, 2019
J-A97064-0153
WO-113336

Rita Tate
Freedom of Information Officer
US Environmental Protection Agency –
Region3 (3CG00)
1650 Arch Street
Philadelphia, Pennsylvania 19103-2029

Re: Ritchie Station Marketplace
Parcels 29, 30, 31 and 32
Phase I Environmental Site Assessment
Capitol Heights, Maryland

Dear Ms. Tate:

We have been contracted by Ritchie Hill II LLC, to perform a Phase I Environmental Site Assessment (ESA) of a property located at 1690 Ritchie Station Court Capitol Heights, Maryland. The property covers an area of approximately 6 acres and is identified as Ritchie Station Marketplace Parcels 29, 30, 31 and 32. The property can additionally be found on Prince George's Tax Map 74, Grid D4. The latitude and longitude of the property is 38.868560 and -76.848180 respectively.

As part of our due diligence requirement for Phase I ESA's, we are required to contact local, State and Federal regulatory agencies and request any available information on the subject property. Specifically, we are seeking information pertaining to the environmental history of the site (e.g. past uses, site improvement and developments by all previous owners, regulatory compliance history, environmental violations, permits issued and any reports concerning the property and its vicinity). This includes groundwater, air emissions, discharge permits, toxic or hazardous material permits and any other significant environmental site assessment issue. We would appreciate inclusion of any relevant information which pertains to the property in question and surrounding areas.

Please call or email me at hmichael@bendyer.com if you have any questions regarding this request. Thank you for your time and consideration.

Sincerely,
Ben Dyer Associates, Inc.

D. Hunter Michael
Environmental Planner

Enclosure

cc: Kevin Kennedy

PM: PBW
2/Tate.404.Sh

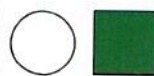


Ritchie Station Marketplace (A-97064)

MERLIN Open Street Map
Prince George's County

Figure 1

11721 Woodmore Road, Suite 200
Mitchellville, Maryland 20721



Ben Dyer Associates, Inc.
Engineers, Surveyors, Planners
Telephone: 301-430-2000